

Lake Farm Hatherleigh EX20 3LH



Offers in Excess of - £1,000,000



Lake Farm, Hatherleigh, EX20 3LH.



An impressive detached Grade II Listed home, situated in a completely private location outside the local town of Hatherleigh, set within 14.00 Acres including paddocks, woodland and gardens.....

- Beautiful Grade II Listed Home
- Situated on a 14.00 Acre Plot
- Approximately 7.2 Acres of Paddocks, 4 Acres of Woodland, and 1.98 Acres of Gardens
- Offering Three Dedicated Bedrooms
- Featuring Incredible Character Throughout
- Modern Internal Living Spaces
- Includes Three-Bay Stables and a Cob Barn
- Offers Complete Privacy
- Recently Refurbished
- Potential for Dual Living Accommodation
- EPC - G



Are you searching for a property that seamlessly merges historic character with modern amenities, set on expansive grounds and offering complete privacy?

Amidst lush greenery, this charming Grade II listed countryside cottage offers an exceptionally serene and idyllic retreat. The main residence, with its traditional thatched roof, exudes rustic charm and character, having undergone recent renovations to seamlessly blend historic elegance with contemporary comforts.

Upon entering, you are welcomed by an expansive, light-filled entrance hallway featuring impressive sandstone flooring, providing access to both the ground floor and upper level. The kitchen, recently updated with a farmhouse style featuring a modern twist, is located on three of the four original chunky cob walls. It boasts an induction hob, a Belfast sink overlooking the front garden, and an inglenook fireplace that preserves the home's historic charm. At the opposite end, a spacious living room with a second fireplace offers the perfect spot to unwind on cozy evenings. The ground floor also includes a modernized shower room for added convenience and comfort.

Further into the ground floor, a versatile area offers dual accommodation or additional living space, including a substantial hobbies room suitable for various activities, a practical utility area designed to meet modern demands, and a modern family bathroom with a shower and roll-top bath.



On the upper level, three bedrooms showcase character features such as exposed floorboards and timber accents. The two large bedrooms are located at one end of the home, while the middle bedroom, also a double, offers a versatile option as a guest room or potential office space.

Situated on an expansive 14-acre plot, this completely private residence guarantees unparalleled tranquility with no nearby neighbors. Ideal for equestrian enthusiasts, the property includes two paddocks accessible from the stables, which feature three stables designed for functionality.

Additionally, a larger paddock, just a short walk down the driveway, provides further space for riding or grazing. Four acres of mature woodland invite leisurely strolls and exploration, serving as a perfect haven for local wildlife, including deer and birds.

The well-maintained outbuildings complement the main house, offering versatile spaces for storage or a workshop. The grounds are meticulously landscaped, featuring mature trees and vibrant shrubs that ensure privacy and create a picturesque backdrop. Neatly landscaped garden paths wind through the property, creating a welcoming ambiance. Ample space is available for growing your own fruits and vegetables, allowing for a sustainable lifestyle, while retaining designated garden areas for personal enjoyment and relaxation.

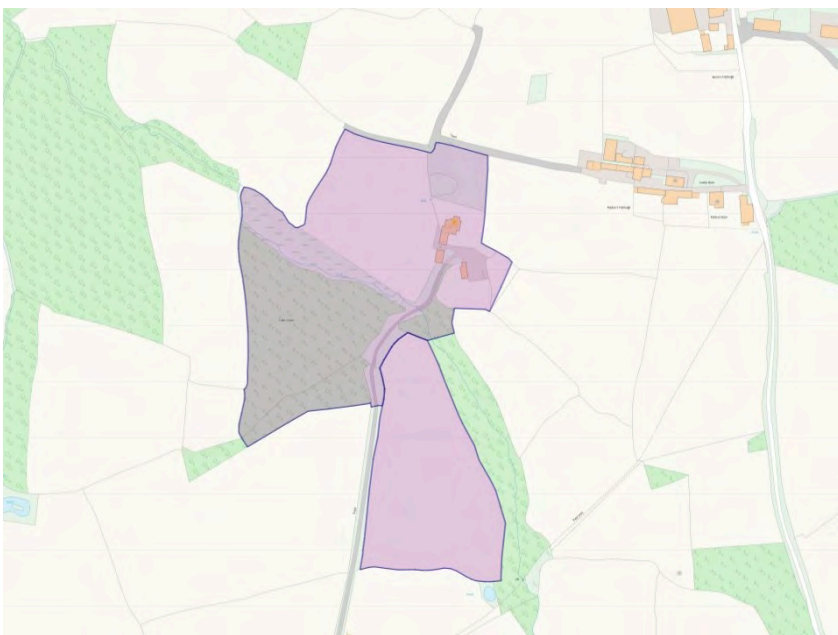
This countryside haven combines the tranquility of rural living with the convenience of modern amenities, making it an ideal home for those seeking a peaceful lifestyle in a beautiful natural setting. The property's unique blend of historic charm and modern comforts, along with its expansive grounds and complete privacy, make it a truly exceptional offering in the real estate market.

Changing Lifestyles

This unique property is situated within the fringes of Hatherleigh town which offers a traditional range of amenities including supermarket, Post Office, garage/supermarket, public houses and has cafes, arts and crafts shops, farm supplies and building supplies.

The town also benefits from a primary school, health centre, veterinary surgery together with a community centre and weekly market and cattle sales. The town has a strong community spirit with an annual arts festival and renowned carnival.

A more comprehensive range of facilities can be found in the nearby town of Okehampton with its good range of shops and services and three supermarkets including a Waitrose. Okehampton has schooling from infant to sixth form level and is situated adjacent to the A30 dual carriageway, providing a direct link to the cathedral and University City of Exeter with its M5 motorway, mainline rail and international air connections.



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